

**Village Parcel Master Plan
Committee Meeting
North Street Fire Station
September 17, 2019; 4:00 PM**

Attendees: Laurie Smith, Town Manager; Werner Gilliam. Director of Planning and Code

Parcel Master Plan Steering Committee: Allen Daggett (Chair, Tim Pattison, Jamie Houtz, Mike Weston, Connie Dykstra, John Hardcourt, Russ Grady

Consultants: Bob Metcalf, Mitchell Associates (Lead Consultant); Tom Dworetzky, Camoin Associates; Chris DiMatteo, Gorrill Palmer

Open Meeting at 4:05 pm

Allen Daggett called the meeting to order.

Review minutes of previous meetings

July 15 and August 8 minutes approved.

1. Review Kennebunkport Village Tomorrow Concept Master Plan Diagram

Bob Metcalf: provided an overview of the concept master plan diagram depicting potential development and open space areas on the site. He followed with a review of the context map identifying open space and trails in the locale of the Village Parcel, providing insight on connection opportunities to land trust properties and natural resource areas. Details include: approximately 43 developable acres and 37 acres of open space, and riparian habitat that extends through the site north to south.

Summary of potential uses for the parcel were discussed: They include: mixed residential (year-round residences); municipal uses (town hall, etc...); small neighborhood services (coffee shop, daycare, shared office space, etc...); and open space (conservation of significant and sensitive habitats, passive recreation as in pedestrian and bicycle trails and community gardens, and public gathering areas). The need to identify areas suitable to preserve for future opportunities was also discussed. In addition, using the parcel to make connections between North and School streets with sidewalks, bicycle lanes, emergency services accessibility, as well as connecting to conservation trust trails and adjacent open space.

Assumptions as this point for a potential new town hall complex, is a 2 to 2-1/2-acre area in close proximity to the North Street end of the parcel, with another possible location just to the other side of the CMP easement. Town staff are working with a consultant on a needs assessment for new facility.

Preliminary Cost Estimate

Looked primarily at the main road at this point between North Street and School Street. For a completed street with all utilities and final pavement is approximately 5.4 million dollars. Utilities would include extending sewer, water and underground power/communication lines. This cost would also include, final pavement, curb and stormwater infrastructure. Street trees and other landscape/buffer plantings would be an additional 200,000 – 250,000 dollars. These budget costs are for the entire length of roadway. It is likely that these costs would be broken out over the course of phases that will be over a number of years.

First phase, as it is currently envisioned, would likely be approximately slightly more than one sixth of the total budget cost, this would likely have to include a sewer pump station that would be utilized by the entire site dependent on the total amount of development and density realized, where a second pump station might be required.

2. Review Density

Currently the property is zoned Village Residential (VR) from the CMP easement to North Street and from the CMP line to School Street is the Free Enterprise (FE) zone. The difference in density between the two zones was discussed. Where both VR and FE allows for single family development at 40k S.F. per dwelling unit and multi-family at 20k safe, Multi-plex (three or more units) are only allowed in the VR zone, at 20k safe per dwelling unit as well.

The Concept Plan envisions 134 to 180 potential dwelling units with 5 acres allotted to municipal needs and 3 acres for mixed-use parcels, while affording approximately 37 acers of open space. As a comparison the former Old Port Village project approved for the property could have provided on a net 53 acres of developable land 115 mixed multi-family and multi-plex dwelling units with the current zoning. This project ultimately was approved for a total of 80 units.

3. Market Assessment Update

Tom Dworetzky with Camoin Associates 310 discussed the purpose of the market analysis and Camoin's role in making sure the Plan works with the market and it's financially feasible. Before the question and answer portion of the presentation Tom spoke about:

- 1) economic and demographic trends and how that relates to the housing market trends in the region and in Kennebunkport;
- 2) the potential is for residential development from a market perspective; and
- 3) retail potential for the property

A market analysis is to inform the community about the type and amount of development that can be supported in the market ensures that the master plan is in line with what is financially feasible it does not recommend what should be done only what can be done it also does not consider a current zoning or any development restrictions. It is completely based on market demand only.

Highlights of the analysis include:

- The economy is still projected to grow, although at a slower rate, providing steady demand for housing at the right price points.
- The housing market area (HMA) contains about 11 towns and cities that include Old Orchard Beach down to wells and then inland to Sanford, Alfred, Lyman, and Dayton.
- About half of year-round residents that have moved to Kennebunkport within the last year have come from York County with 40 percent from another state.
- HMA has added about 13,000 residents since 2010, with Kennebunkport contributing 254
- Kennebunkport has the highest median age in the HMA, at 55 years old.
- 42% of the households are seniors (65+) (32% US Avg)
- 14% of the households are family-age (25-44) (27% US Avg)
- The highest median income in the HMA at \$91,800 (\$60,725 HMA Avg)
- Kennebunkport is 3.5% of the total HMA population with 11.5% of the HMA having incomes over \$200,000.
- Year-round rental housing stock is limited with 40% of all housing being occupied seasonally (17% HMA Avg).
- Kennebunkport added new 118 residential units (5% of the HMA total) between 2014 and 2018.
- Great majority of the new units are single family.
- Housing trends include falling inventory, tightening supply amid growing demand.
- Very high housing prices in Kennebunkport point to strong local demand, and extremely low availability of homes at modest price points.
- Median home price in Kennebunkport in 2018 was \$675,000 compared to \$275,000 in York County.
- Almost 50% of all homes are valued at more than \$500,000, with 90% valued at more than the HMA median price of \$247,000.
- School District RSU 21 is the top school district in the HMA, making Kennebunkport very attractive to young families.
- Kennebunkport has the lowest tax rate in the HMA, competitive even on high-value homes.
- 1,750 new year-round households are forecasted in the HMA over the next five years
- Population growth expected to continue to slow slightly across the board.
- The projected strong housing demand (based on historic trends) is driven mostly by seniors (65+)
- Highly desirable community creates high demand which results in high home prices.
- Market-rate housing generally is priced over \$400K and is accessible to households earning over \$100K while affordable/workforce housing that is generally in the \$175K to \$360K range is accessible for households earning \$50K to \$100K.

- Kennebunkport can (doesn't have to) capture demand for about 200-400 year-round (new household) units over the next five years. 55% from market-rate and 45% from affordable (between \$200K and \$400K). Two thirds of the demand will come from age groups 55 and over.
- Some opportunity for small neighborhood retail, likely a food oriented neighborhood restaurant, coffee shop or a food market. Likely need to be located along North Street for visibility.
- Retail visitor oriented shops not likely to be successful due to being too far from Dock Square.

4. What does this mean for the Village Parcel?

- There is enough residential demand to build up to 400 residential units in Kennebunkport over the next five years;
- The town may choose to build some, all or none of these units on the village parcel; and
- Retail uses on the village parcel might be challenging to support but there is some opportunity for small-scale food-oriented retail close to North Street.

This is what could be supported by the market it's not necessarily what is being recommended.

Questions and Answers (public)

Question: What are the impacts of Airbnb's?

Short-term rentals/Airbnb type rentals have a large impact on the housing market converting year-round, especially on a rental market, units to seasonal units. Someone that owns an Airbnb unit for example can make a lot more in a shorter period of time renting it seasonally than they can renting to a year-round person so that takes a lot of year-round units out of the housing stock and it drives up prices for renters and in general.

Question: What is the current supply of affordable housing in the HMA?

When we when we say affordable we're talking here specifically about affordable to people in the 50,000 to \$100,000 category. Outside of Kennebunkport the median home in the HMA is about 270,000 which is right in that range so when you're looking at the region as a whole there is a fair amount of affordable housing, not a ton of rental options specifically, but more or less in line with what people can.

Question: Did not hear a lot about parking that was discussed in the past along North Street.

This was part of the earlier visioning effort and it was mostly in part to address comments of fast moving traffic along North Street. Making lanes narrower to

allow for on-street parking has shown to slow traffic down. However, this is not part of the plan it was only brought up for discussion purposes.

Question: Is there a traffic flow analysis?

No, there is not traffic study as part of the master plan project. We may be able to use the previous Old Port Village project's traffic assessment and apply it to some of what is being proposed as part of the master plan. We plan to address in a general manner traffic generated but a full traffic study is not being performed as part of the master planning effort.

Question: Are there examples of having a mix of high income and affordable housing in the same area?

Not at the price points that we have discussed. Don't see an issue with people mixed together that have incomes between \$50K to \$150K.

Question: Have you experienced any discord between the groups?

Have not experienced that and those sorts of mixed income developments are becoming more and more common as people are becoming more interested in the type of social fabric that evolves when you have more of a mix of different people living together.

Question: Have you been in discussions with builders/developers as to how this will be constructed?

No. There has been no decision by the Committee or the Town with regard to if anything will be built.

Question: Of the 400 units that was stated there was demand for, is that for year-round demand?

Yes, correct, if the housing could be provided at the price-points discussed, there would be demand for that many units of year-round housing. And that was for the whole community not just Village Parcel.

Question: How do you keep the new housing from being seasonal? How could you guarantee that the housing is actually for year-round people and not for seasonal units?

Some communities have put into place restrictions around short-term rentals and Airbnb that would limit the ability to use it as an Airbnb. For using it just strictly by the owner themselves as a seasonal home there isn't a lot that can be done. What can be done for affordable units is placing income restricted covenants on the property so if you have to make a maximum in this case a hundred thousand a year to be in in the home that could you know limit it to some extent. But there is

nothing that will provide a 100% guaranty that it won't be used by other than year-round people.

Question: Can you restrict it to owner occupied only?

Yes. It would have to be a town-wide effort.

Question: What are the costs associated to building the housing that has been discussed and the implications on the costs to the Town? Will the Town get any return from the parcel?

That's the next phase of what we will be looking into, the financial feasibility to make sure that the plan that is devised could actually work from a financing perspective. It depends on what the objective is as to what the Town gets back either from annual fiscal revenues or land proceeds, etc. This will be coming.

Question: To what degree have you had reached to the real estate industry involved?

Not yet. Not sure what the plan is for engagement at that point but the point well taken.

Question: What is the tax toll on the affordable housing? And would the tax bill cover the additional kids in the school system from the families moving into town? Taxes will be going up?

Generally, this isn't a surprise to anyone that kids in the schools cost money and it's usually the biggest part of any town's budget but you also have to weigh that against the fact that your community is aging rapidly and you almost don't have an elementary school left because of the shrinking enrollment. It's a decision the community will have to make, to understand that yes the fiscal impact of a family occupied home isn't always positive but the other benefits that that can be generated for the vibrancy of the community and for the future may also be important to weigh.

Laurie Smith: In our case our RSU 21 school formula is built on valuation (not on a 50/50 mix of population and evaluation) and so whether we have one student or hundred students it doesn't impact our tax bill since it is very valuation focused. Which is a challenge in that we aren't necessarily saving money, we have about 16% of the student population but we pay about 42% of the bill among three towns. And we don't have the votes to change the formula that has to be negotiated among the three towns, the votes being weighted by population.

5. What is purpose of the Village Parcel Master Plan?

Bob Metcalf walks through the steps of a master planning effort and how, based on the RFP, and has unfolded with the village master plan process.

- Understanding existing site conditions and adjacencies

- Identify existing natural resources and regulatory requirements
- Identify suitable areas, developable land and opportunities for development options.
- Obtain broad range of public (residents) input, stake-holder groups, municipal service departments, municipal government authority.
- Review of current zoning
- Develop a concept development plan that provides potential development opportunities within the identified developed land.
- Prepare a marketing assessment to determine feasibility to develop property, identify constraints that may exist based on concept plan.
- Prepare recommendations for potential zoning amendments, contract zoning option or new zoning regulations.
- Identify potential partners for public-private partnership and private development partners.

The master planning effort is to provide a guide to show the potential, not a detailed site plan for the town to execute for development. The Master Plan is a guide and concept that meets the town objectives that will guide it to the next steps. Need to determine what plausible first before determining costs is.

An example of a next step that the Master Plan may recommend but is worked on afterwards is identifying a first phase of development, where the Town will work towards determining how to proceed with that. The recommendations are only guidelines and not saying you have to go ahead and do X, Y, and Z.

Question: Many of us are 65 and plus range in years and I haven't heard on what kind of town will we want to leave for our children and grandchildren...a place affordable for teachers and others...

I think that's part of what our charge is, to figure out how to be able to create that market, not the upper end of what Tom was talking about, but be able to find a way that the Town can create an atmosphere that you can actually create that market range you are talking about and that's part of the challenge.

Question (Jamie Houtz): the 50 some acres that the master plan identifies right now, it encompasses a hundred percent of the overall ability to build out on the 85 acres, correct?

Yes, correct.

It appears the Master Plan seems to say is to make use of all the developable land and not to leave anything for the next generation or the second connect third generation. (Jamie Houtz)

No, the intent was to figure out what you could build first. The plan identifies pockets that allows the Town to determine specific areas to be saved for future development or determine how to move forward and develop them.

Laurie Smith: This is a good place to pause. Interested in getting feedback from the Committee on what you want the plan to say. The Committee has looked at market analysis, costs in terms of roadway and utilities, also a macro look at conservation as well as the best pieces for development and how you can break that up. We have seen that the denser your development the easier it is to pay for.

Looking back and revisiting the purpose of this effort and understanding the Steering Committee's job, to represent the public and the public's vision. During the beginning of this process there was a lot of feedback on what this parcel should be. And the feedback was broad. There were some concepts that came out the process, regardless of the location being the Village Parcel or not, that include gathering places, places to connect, where these places feel they are for the residents versus the tourists.

The village concept that could be very dense and that could pay for itself but it doesn't mean that we have to create a plan that shows all this dense residential development. We recognize the importance of year-round and affordable housing for the workforce and year-round community members and our aging population.

These are all facts swirling about us but at the end of the day, I mean the master plan should be a statement from the community just like the comprehensive plan about what we see the vision is and I think it's important to just take a pause and rather get taken down the road by everything that we've heard today and understand where you guys see where we are in this process or if there's other factual information that we could bring you.

There are number of topics that the committee members have brought with regard to future needs and issues, town hall, fire station, coastal resiliency, etc. Does the committee see needs that are coming in the next five years or do you see that a lot of this is far away and so our plan should be more about how do we make sure, when that happens that the people that will make those decisions at that time are best prepared to do it in a strategic manner so we don't waste land and waste money in that process. I just wanted to take a pause and see where the committee is at this point.

John Hardcourt: The 400 units over the next five years that was discussed don't necessary have to be located on this parcel, and the public might get confused over this point.

Mike Weston: Like to see mixed economic type houses, some affordable housing along with high-end housing that can make a sort of neighborhood. In order to do that we need to plan it out, obviously the affordable houses probably would have smaller lots. Need to determine what fits within the code of the the current land use ordinances, come up with an early plan because it's likely will require code changes and so forth and those are going to probably take a year.

We've always said all along that we don't expect everything to happen now, it may be 25 or 30 years out, it could be that long before we decide that there's a demand for the things that people need. There's probably a demand now but we don't know exactly what that is. We have to plan it out and that is where looking at the land use ordinance and so forth takes place. Also need to look at the economics, it's not clear how the infrastructure can be paid for by new tax revenue from the housing alone.

Allen Daggett: What this master plans done has given us a road map for what we can and cannot do with this property. I don't see that we're going to do anything tomorrow or the next day or next year, it is just the beginning and we have a long way to go before we can make any type of decisions at all. Thanks Bob and his crew for having done a wonderful job putting something together so we can see what we can do. And just because you're saying that you could build 150 or 170 units on this property doesn't mean it'll ever happen.

Russ Grady: Agreed. Addressing future needs is important and as a committee we need to work through the options and understand what our most pressing needs are and if this parcel is appropriate to address them. It may include a new town hall/fire barn if that's a true need. This afternoon heard there's probably a more pressing need for senior housing at the moment then there might be for workforce housing, don't know for sure but we'll continue to get more information in. And to your point this effort could live on for quite some time so as a committee we should come up with recommendations for a community pulse check. There is inevitably going to be a need to revisit decisions/recommendations that were made as part of this effort and it should be clear how future Selectman and Town staff can check-in to question assumptions and reevaluate needs, and bring it back to the townspeople to get another pulse check.

Connie Dykstra: Liked hearing all the data, including the market analysis. This is the first time we had an opportunity to hear answers to questions such as what the median house cost is and what it is in other places. We should continue to gather more data and proceed slowly to add to this first step in taking advantage of having this opportunity we have with this land, being the last buildable area of this size in town. Good effort by the consultant to help figure out what's what, but there's more to do and it's a kind of take it year by year and see what the immediate needs are and go from there.

Tim Pattison: First started thinking about the site from the point of view of cost, highest and best use of the property, which from a marketplace is higher-end housing. Through this effort we could influence the scale and location on the property, phasing, RFP, etc...and enabling developers to build trails/community facility on the parcel. This has evolved to considering workforce housing or senior housing, which deviates from the market rate, along with municipal needs, all of which do not contribute much to the infrastructure costs and recovering any of the town's investment. So as we look at this we need to balance the amount of affordable/workforce/senior housing and how much trail work is done with how much this is going to cost the Town. At some point the Town will need to issue an

RFP to a developer of higher-end housing with some specific requirement in it as to not leave it entirely to the marketplace, but we still have a lot of work to do.

Jamie Houtz: Want to add that with regard to infrastructure, water is pretty good but sewer has limitations. Understanding that the town's system may have some more capacity but it is not unlimited. Where do we spend that capacity? Is there a specific part of Town? The other thing is that tax payers want to know what the return on the investment is. This is a question that needs to be addressed in a deliberate way. Nothing is going to happen unless there is additional investment which can be looked at as protecting the initial investment. These are all important questions. Need to look at the options, what are the short-term goals, may be able to leave the road as it is for a while or stub it out further into the property.

Allen Daggett: The town bought the land and now we're in control of its destiny, the public is in control of this specific piece of property which means a lot to the community. We had very little property before this particular piece of property. We had some good holdings but they're all scattered here and there and small. We're fortunate to be able to have this.

John Hardcourt: When discussing the different types of housing, affordable, workforce and senior, we should take care not equate them as the same, they are very different. Affordable housing is defined, while housing for people 65 and older, who may want to down size is not defined, and may or may not be the same type of housing.

Allen Daggett: Would like to see a mix of higher-end housing with workforce and senior housing.
Jamie.

Jamie Houtz: Don't necessarily see people tearing up their families to come live in this community just because you are offering an incredible deal. Regardless of the price point they are already established somewhere else.

Allen Daggett: People come to me and say 'you know I'd like to stay in Kennebunkport but I can't afford it I can't afford to buy the house, I can't afford to spend five hundred thousand dollars, I can't pay for it' even though they have a great job, but they just don't have quite enough and they end up moving a couple towns over. Would like to see some type of housing in the community, it doesn't have to be in the village parcel it could be anywhere. There is the housing trust now that's working on some affordable housing, but it is in a smaller way. We're moving in the right direction. What about the future of our kids? We'd like to see them stay if they wanted to.

Bob Metcalf: Would like to have everyone from the steering committee take the plan and put their notes on as to what they see based on all the work we've done to this point. What has everybody heard from the community as to where and what you see on that plan. What do you see the future use being? Where the housing might go, where community gardens may go.

Laurie Smith: What is the market for village type housing we looked at during the visioning process for senior housing?

Tom Dworetzky: Those types of communities are growing in popularity. There isn't a lot like that in the region so it would offer something different and would likely do well in the market. Seniors are mostly looking for one level type housing that could take all kinds of different forms. The ability to have a community nearby, walkability that appeals to seniors. So, the designs that Principle had shown early on would certainly be viable from a market perspective. Designs often have alleys so that you still have a traditional front that feels more like a neighborhood community space and the walkability, but there is service in the rear with easy parking and garages. This is important, especially with seniors limiting the need to walk in the colder and wintery conditions.

Laurie Smith: Next meeting date Tuesday October 8th.

Allen Daggett opens up the Public Comments portion of the meeting.

6. Public Comments

Charlie Sullivan: I would like to first comment on that the committee's done a very nice job, public comment anybody can see, meetings and so forth and two presentations tonight we're very good. Question to the the town manager or the Board of Selectmen, what has the committee been charged with and when are they or when do you anticipate a final report to the Board of Selectmen?

Laurie Smith: Their charge is to help develop the master plan and to engage the public in that process which is what they've been working on. Originally, when we began, we set a date of October 24th to do a presentation to the Board of Selectmen. So we'll see where they sit on Tuesday October 8th and see if they feel like they're getting close enough to do that or that it might prolong into November.

Charlie Sullivan: Well from my own standpoint tonight I think we're a long way from a final presentation to the Board or to the Town. Bob I noted that they were going to be some zoning changes anticipated?

Bob Metcalf: Basically what will come out of this thing (process) is we'll be looking at making some suggestions in terms of potential zoning changes and options of how to be able to develop the property. It could be modifying the current zoning for the site, it could be a contract zone option, or it could be actually creating a zone unto itself. Basically the framework for the zoning is what would be developed, then for the town to go ahead and actually develop the actual zoning standards for that zone.

Charlie Sullivan: Allen please correct me if I'm wrong here, but zoning changes to the town ordinance have to go before an annual town meeting, correct? (Allen Daggett) Yes, that is correct (Allen Daggett) Okay, the infrastructure increase of 5.4 million on the initial package and I know it came up very briefly what was the impact going to be on the current treatment plant was that anticipated in the 5.4 million?

Bob Metcalf: No, that was only the infrastructure costs and for installing the utilities and the road. (Initial Phase)

Charlie Sullivan: So that would come into play when the final presentation

Bob Metcalf: No, we would not be looking at what the impact is on the sewer treatment at all. The costs are only for the main roadway between North Street and School Street.

Unidentified speaker: Somebody made a comment the town manager stated that the town is a public entity and everything is done in the open, has to be done in the open. Well, myself and many people in this room don't feel that's happened because we can't understand how this purchase could be made without notifying the 2,788 voting residents by mail with, and no I realize this cost a couple hundred dollars to send these out, but if they were, if the people had been notified by mail, this would have never happened. There is a special Town Meeting that had a hundred and seventy-two people in attendance and I've been told that about sixty percent of them voted to buy this land so out of 2,788 residents only about a hundred people voted this in which is about three and a half or four percent of the registered voters voted to spend fourteen million dollars. Not ten it's going be fourteen with the interest. So we forget about the ten. But I just can't understand it. You know if the people had been notified this wouldn't happen. Now if this was a pristine piece of land maybe, but ten million is way too much, half of the land is wetland it's not usable.

Chuck Guszoles ?? (from Goose Rocks Road): I have exactly the same sentiments as this gentleman I couldn't believe that the town could go out there with this small group of citizens and could spend this amount of money. The impacts, especially the senior community. Now we're the baby boomer generation, we have 20 years to go, some of us may be working now part-time jobs but we are very quickly moving into a fixed income situation and you're asking us to put up 14 million. Now the impact of this is that next time the current town comes back and asks for money for something we may have to just say no. Now what I'd like you to do is go out and do a survey, you need to talk to the seniors and find out how many people want to downsize and want to downsize here and that would give you the data you need so to know if there should be some kind of development in the short-term. But, to sit back and have to spend 14 million dollars and have nothing happening to this property, and I agree with this gentleman, I've walked that property many times. They went in there and they logged it they pull the stumps there's a huge hill in there I think of stumps and loam. There is acres of land where the loam has been stripped nothing is going to grow on there you have a 60 or 80 foot Road going in there, a double sized Road that's been put in and it is a construction zone and it's going stay like that for the next 20 years. Nothing is going to grow there. One other comment is, people talk about having affordable housing and worker housing, if I have to pay fourteen million for that land I want that land to go to my kids meaning, the children of these seniors here, kids who have graduated from Kennebunk High School, our kids cannot afford to live in Kennebunkport. Now if you really want to save something,

have something for the future, have land that these kids can buy and have for families.

Paul Hogan: Laurie, could we send to your email address or somebody's email address comments on the plan like you've invited from the committee? Who would we send it to?

Laurie: Sure you can send it to me at my email you can find on the town website (Laurie Smith) on the sewer, well it may not be in Bob's purview, it wasn't in the RFP, it would seem to me that you would want to know, it would be foolish to adopt a master plan and then surprise us with, oh it's 3.5 million dollars to upgrade the sewer plant. I know it's not in the master plan, so how that would impact the committee I don't know but certainly that information should be available to the committee and to the public.

Laurie Smith: We've had some recent engineering analysis done on their facility so I agree that that's valuable information we should have as well.

Paul Hogan: And certainly before rushing to judgment the other information from Camoin is really essential. So you would know what could be possibly before you adopt a master plan. And then you find out it was just not, and it was just impossible, wasn't practical for dollars and cents reasons. And the committee should know what the subsidy per lot per home is \$100,000 or \$400,000. I don't know what it is.

Susan Polk: I live at 26 Fox Run in Kennebunkport and am this year's chairman of the senior Advisory Committee. We did do a survey and we asked very simple questions and 90% of the people who are living here, seniors 65 and older want to remain in their homes as long as they possibly can. The same 90% want to drive as long as they can and that's how they're going to get around. This may or may not be practical because we really don't have any control over health issues that might come on later on. In terms of housing. So I like appreciate so much the architecture that we currently have in this area of Maine. The interconnected farmhouse, some people call it a big house/little house. I was born in (similar home) I could just see something like that, where the big house, not really that big and the barn may be a English barn, 20 by 30 feet, which is quite beautiful in proportion and the interconnections that could be a family senior. The seniors that I've talked to much prefer a mixed age development as opposed to being segregated off in a group of cottages. I mean you can sell those to people coming in from out of state, but that those are my comments, thank you.

Unidentified speaker (2): I have one comment here, it's a question because this caught many of us unaware, did every single Selectman, and I was told by one Selectmen it was on advisory of the town manager, vote to have a special town meeting on this? Was that unanimous? (Allen Daggett) Yes, believe it was unanimous. And I was told by one of them that was on the recommendation of the town manager is that true?

Laurie Smith: So the town manager doesn't recommend town meetings, town manager tells the selectmen if they want to have a town meeting to address an issue, that an opportunity exists or not or as directed by the selectmen to arrange for a town meeting.

Unidentified speaker (2): Okay so I guess that was a little misleading on his part then.

Allen Daggett: Town meetings are a great way of getting informed, you can ask the question right there and then. And there I mean we passed a ...

Unidentified speaker (2): I'm asking did you all vote to let 100 people put us in 40 million dollars in debt...

Allen Daggett: we figured at the time that there was almost two-thirds of the majority voting for this, not 60%

Unidentified speaker (2): well 172 people even...

Allen Daggett: Well, I'm just explaining to you, you asked me the question, I answered your question that all five Selectman did vote to have a special meeting. They thought it was very important to do it, we did it. And if I had a chance I would do it again. Because this particular piece of property is an once-in-a-lifetime for this community it's so important.

Unidentified speaker (3): Two questions. First one is an easy one. You mentioned something about a contract zone, how can this exist? Wouldn't the Town have to have a quid pro quo with the developer?

Bob Metcalf: The town could do it as a contract zone and define what it is they want to do and set the parameters that if a developer comes in and buys a portion, if that were the case, then they know exactly what their constraints are, but that's a little more complicated versus just doing a zone change.

Unidentified speaker (3): Second comment is about what was articulated on the notification for that special meeting. You can afford to send out a piece of literature to get us involved in the visioning, but you couldn't get it out to it to all the townspeople like you should have. As I said, posting it on a couple on boards, I don't even know if it was in the newspaper, maybe you did, but I didn't see it. I certainly would have come if I knew about it. So in the future if you're going to have a special Town Meeting get out by mail to the people as opposed to putting a couple of notices around town.

And again, we get hit with some high taxes. Locals who have homestead exemptions paid 7.8% increase this year. Non-residents probably payed close to 9.2%, and then we get stuck with no recycling and no plan. So people that want to recycle are going

to have to pay five hundred to two hundred and fifty dollars a year but what you should have done there...

And I'm sorry I shouldn't be saying this this but I'll direct to at the chairman of the board. Why didn't you negotiate a contract with the Kennebunk transfer station and allow Kennebunkport residents to put their recycling in there for nothing? Because now we're getting whacked with 500 more, and 250 or more if you have a small bucket.

Allen Daggett: I think even Kennebunk charges its own residents for their recycling.

Unidentified speaker (3): What you did is hit the locals with another tax and you already went up 7.2 for the people that have homestead exemption and then you went up nine point something. And 14 million dollars we're paying when you could have probably paid five million when that... didn't you have a vote for five million dollars a year and a half ago to buy this piece and then what you could have done is, I guess the guy came up and they didn't foreclose on it. Now what makes you think if you let this go and didn't do the ten million that nobody was going... the bank wasn't owed ten million bucks the bank probably was owed five or six if that they would have bought it and then they would have sold it for about what they paid for It, but we got hooked for fourteen million as opposed to probably five or six. Thank you.

Allen Daggett: So, we have to end the meeting because there's another meeting right behind us there any more questions from Steering Committee.

Unidentified speaker: I've got one more question. Why didn't they buy it when they could have for two and a half million I never heard anybody say why they passed on that.

Allen Daggett: Nobody wanted it at the time. Nobody wanted it at that particular time. There were some people who wanted it but it was never brought forward to the voters at all whatsoever the selectmen at the time, from what I understand probably was not interested in it but that was well over ten years ago.

Adjourn 6pm

Motion to adjourn, unanimous.

Adjourned at 6:08 pm